



7 Wharf Houses, Barton Turns, Barton under Needwood, DE13 8DZ

Set within a generous west facing garden plot bordered by picturesque farmland and the Trent & Mersey Canal is this charming character home, benefitting from a spacious interiors, three good sized bedrooms and excellent outside space including off road parking and a detached garage. Being a short walk from both Barton Marina and the village centre, this individual former stable conversion showcases a wealth of character including impressive tall ceilings, feature fireplaces, original doors and exposed beams, with further potential to extend, remodel or convert the garage if required, all without the restrictions of a listed status. The interiors comprise briefly entryway, two reception rooms each with character fireplaces, conservatory and handmade kitchen with a range cooker to the ground floor, with three bedrooms serviced by a family bathroom to the first floor. This delightful period home is positioned towards the end of this private lane, enjoying and pleasant open outlook from all windows, as well as ample private parking and a large detached garage. The west facing rear garden enjoys an excellent degree of privacy as well as open views over farmland, with a caravan included in the sale being an ideal hobby room, office or playhouse.

The property benefits from peaceful setting on the borders of Barton under Needwood, enjoying a secluded setting down a private lane servicing a handful of similar properties. From the end of the lane there is access directly onto the Trent & Mersey Canal where idyllic walks can be enjoyed, and a short stroll takes you to Barton Marina and its array of luxurious shops and eateries, boutique cinema and picturesque lakeside walks. The village centre is around a mile away and can be reached safely on foot, where superb amenities and Ofsted rated Outstanding schools can all be found. Within the village are coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church, as well as Holland Sports which plays host to an array of year-round sporting activities for all ages. The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants, Primary and John Taylor Secondary. The local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities as well as rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.



- Semi Detached Period Village Home
- Private Lane in Delightful Canalside Setting
- Wealth of Character & Open Views
- Two Spacious Reception Rooms
- Handmade Kitchen & Conservatory
- Three Good Sized Bedrooms & Bathroom
- Caravan Hobby Room/Playroom
- Generous West Facing Gardens
- Ample Parking & Detached Garage
- Extension/Annexe Potential (STPP)
- 'Outstanding' School Catchment
- Mains Gas Central Heating (2024 Boiler with Warranty) & Double Glazed Windows
- Walking Distance to Village Centre
- Well Placed for Commuter Routes & Rail Travel

The composite entrance door opens into the entryway, opening in turn into the:

Dining Room 4.28, 3.9 x 2.95m (approx. 14'0, 12'9 x 9'8)

A spacious reception room having a window to the front, feature cast iron stove set to brickwork hearth and stairs rising to the first floor. A door opens into:

Sitting Room 4.26 x 2.98m (approx. 13'11 x 9'9)

Another well presented living room having a wood burning stove set to brickwork hearth, wooden flooring and an opening into:

Conservatory 3.6 x 2.9m (approx. 11'9 x 9'6)

Double doors open out to the rear and windows enjoying views over the gardens and countryside beyond





Kitchen 4.38 x 2.12m (approx. 14'4 x 6'11)
An opening from the **Dining Room** opens into the kitchen, which is fitted with a range of handmade units with granite worksurfaces over. There are windows to two sides, and the units house a Belfast sink and a Rangemaster cooker, with further spaces for a dishwasher, washing machine and fridge freezer. The kitchen has useful upper level storage and slate flooring, and offers potential to create an open plan dining kitchen

Stairs rise to the **First Floor Landing**, where there is useful fitted storage and access to the loft. Characterful doors open into:

Master Bedroom 3.78 x 3.05m (approx. 12'5 x 10'0)
A spacious double room having a window enjoying garden and rural views, and a range of fitted wardrobes

Bedroom Two 3.15 x 2.63m (approx. 10'3 x 8'7)
Another double room having a window to the front overlooking mature woodland views and fitted wardrobes

Bedroom Three 2.55 x 2.22m (approx. 8'4 x 7'3)
A good sized third bedroom, having a window to the front overlooking views towards a nearby orchard and towards the canal

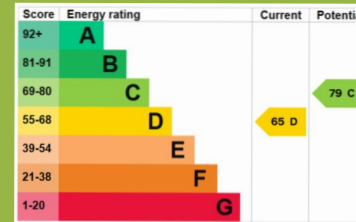
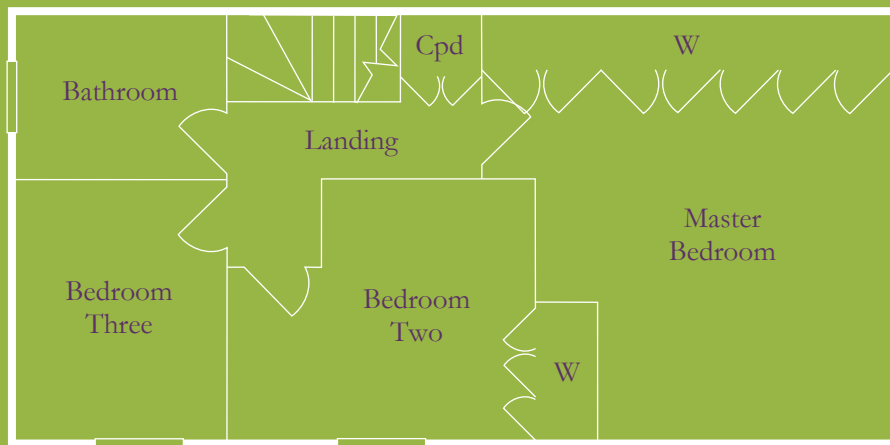
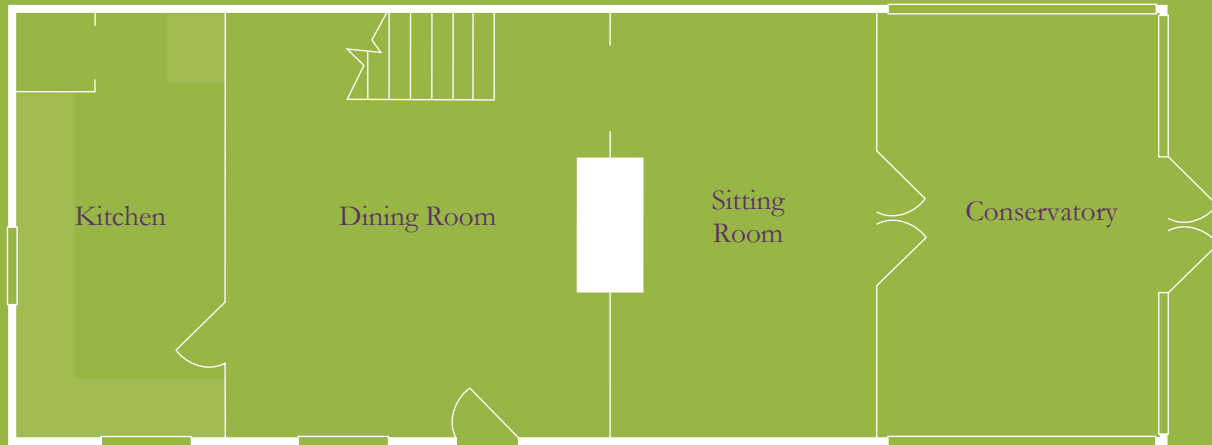
Family Bathroom 2.2 x 1.7m (approx. 7'2 x 5'7)
Comprising Savoy washstand basin, WC and bathtub with shower unit over, with wooden flooring, a heated towel rail, an obscured window and tiled splash backs







Floor Area: 1,180 ft² 107 m²



Outside

The property is set along a secluded private lane servicing a handful of similar character properties, all having independent parking and gardens. There is **Parking** for a number of vehicles to the front of the property as well as access into the **Detached Garage** 5.2 x 3.25m (approx. 17'1 x 10'8) which has power and lighting, presenting potential for conversion into a home office or annexe if desired (subject to relevant permissions). Gated access leads into the rear garden

West Facing Gardens

Extending to a superb size, the garden enjoys a good degree of privacy and is laid to lawns and feature gravelled areas providing plenty of entertaining space to appreciate open rural views to the rear. There is exterior lighting and water to the rear of the property, and the size of the garden offers potential to extend (subject to relevant permissions) without encroaching on the generous plot size. To the top of the garden is a gate opening out to the rear where rural views can be enjoyed, and a caravan currently used as a hobby room is included in the sale

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